



**Townsend Planning Commission Meeting Agenda
December 5th, 2022 @ 7:00 pm
Town Hall and via Conference Call**

7:00 pm – PC Meeting

I. Call to Order – Meeting called to order 7:03 pm

II. Opening Ceremonies

III. Roll Call Attendance:

Present: Troy Geiger, Louis Krause, Lisa

Brooks, JJ Asongu

Absent: James Reyes

A. Pledge of Allegiance – All present recited the pledge of allegiance

B. Visitor Acknowledgement – On behalf of Life House Church – Younsil Lee (Karins & Associates), Dev Sitaram(Karins & Associates), Keith Henry (Director of Operations – Life House Church), Mark Lashey - Pastor

C. Additions/Changes to the Agenda – None

D. Announcements – None

IV. Minutes from October 12th Planning Commission meetings to review and approve. Louis moved to approve October 12th meeting minutes; Lisa seconded.

V. Discussion regarding a request for zoning change of 571 Walnut Street from residential to commercial. - No one was present that represented the zoning use change – may be waiting for Board of Adjustments meeting

VI. Discussion regarding Future Land Use Type of parcels proposed to be added to the Future Land Use & Growth & Annexation Areas map. The Planning Commission will review and send the recommendations to Antonina by Monday, January 9th. The Planning Commission will remove 0

Town Meetings will be returning to in person format. Residents may choose to attend meetings in person or via electronic means. Townsend Town Hall will be available to the Town Council and those of the public wishing to attend in person. All personnel and visitors entering Town Hall must wear masks and comply with all CDC guidelines, including social distancing guidelines. Those that are sick or who have been exposed to the COVID-19 virus are asked to not enter Town Hall and may attend the meeting virtually. Those wishing to attend virtually may dial 1(301)715-8592. When directed, provide following meeting ID 407 702 6733# and then the following password 332763# to enter the meeting. If you choose to access the meeting online

If you choose to access the meeting online join the online meeting: <https://us02web.zoom.us/j/4077026733?pwd=TjJ6NmhzMHdOT1dDa3h0Ty8wY0pUQT09>

Ratledge Rd because this is State owned. Louis will review first and last page, JJ will review second page and Troy will review the third page.

VII. Discussion regarding the concept and plan review of the proposed Lifehouse Church addition.

Plans for Life House Church – 101 Karins Blvd. – Site plan proposes extension of existing building – proposes Phase 2 - two-story building with additional square footage for daycare and elementary school, and an additional playground (will have turf field)– provide additional daycare, elementary school – Kindergarten through Fifth grade, with two classrooms for each grade and offices, Phase 3 – office & gym. Currently, 526 parking spaces, but additions will remove 24 parking spaces. Square footage is gained from 2nd story (additional 30k sq footage in 2nd story) - Church entered an agreement with DelDOT to install a traffic light when a light is warranted. Timeline - Phase 1 – the church wants to see what is approved by the Town and getting the finances in place.

VIII. Discussion regarding light pollution ordinance. Waiting to hear back from Edwin for more detail around lumens.

IX. Discussion regarding the first section of Chapter 24 of the Town’s Municipal Code. First section of Chapter 24 of the Town’s Municipal Code was approved. Will review 24.12 & 24.16 at the next meeting to review zoning.

X. Discussion regarding January meeting date. Next meeting – January 11, 2023

XI. Adjourn

Louis moved to adjourn the meeting; Lisa seconded. Meeting adjourned at 8:55 pm.